WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans: T20150036925 DEEDWARR
Recvd: 05/13/15 09:23 3 pgs
Fees: 18.00 Taxes: 453.25
20150513-0043735

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAJ Investments, LLC Attn. Jorge Lopez (NAME)	LAJ Investments, LLC Attn. Jorge Lopez (NAME)	
109 Sunshine Court (ADDRESS)	109 Sunshine Ct. (ADDRESS)	11804023900
Antioch , TN 37013 (CITY) (STATE) (ZIP)	Antioch , TN 37013 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Myers Plumbing, Inc. and Charles Myers, individually, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAJ INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 143 on the Resubdivision of Lot Nos. 141, 142 and 143 on the Plan of Grandview Heights, of record as Instrument No. 20041029-0129986 in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Charles Myers, married, by Deed of Correction from Advanced Resource Mgmt, LLC which Deed of Correction is dated December 1, 2004 and recorded as Instrument No. 20041203-0144210 in the Register's Office for Davidson County, Tennessee. The said Charles Myers subsequently executed a Quitclaim Deed conveying a part of Lot No. 143 on the Plan of Grandview Heights, to Myers Plumbing, Inc., which Quitclaim Deed is recorded as Instrument No. 20070516-0058424, said Register's Office, but which Quitclaim Deed described only a part of Lot No. 143 and further referred to the Plat of Grandview Heights of record in Plat Book 161, Pages 14 and 15, said Register's Office, which plat had previously been voided, vacated and superseded by the recorded Resubdivision of Lot Nos. 141, 142 and 143 on the Plan of Grandview Heights of record as Instrument No. 20041029-0129986, Register's Office for Davidson County, Tennessee.

CHARLES MYERS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY INTEREST IN (AS WAS INTENDED) BY THE QUITCLAIM DEED FROM CHARLES MYERS TO MYERS PLUMBING, INC.. DATED MAY 11, 2007 AND RECORDED AS INSTRUMENT NO. 20070516-0058424, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO PROPERTY TAXES FOR THE YEAR 2014 PLUS PENALTY AND INTEREST, AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL OTHER MATTERS SET FORTH ON THE RESUBDIVISION OF LOT NOS. 141, 142 AND 143, GRANDVIEW HEIGHTS OF RECORD AS INSTRUMENT NO. 20041029-0129986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2306 Winford Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its

heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of May, 2015.

Myers Plumbing, Inc.

By: (Susan Myers Bell)

Title: President

Charles Myers, individually

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles G. Myers with whom I am personally acquainted, and who, upon oath, acknowledged to be the Vice President of **Myers Plumbing, Inc.**, the within named bargainor, a corporation, and that as such Charles G. Myers being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by as such **Vice-President**.

WITNESS my hand and seal, this 8th day of May, 2015.

ANITA CALLAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES March 7, 2017

Notary Public,

My Commission Expires: 3-7-17

~~Return To:~~

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8 day of May 2015, before me a Notary Public in and for State and County, duly commissioned and qualified, personally appeared **Charles Myers,** with whom I am personally acquainted (or who proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary seal at office on this the 8 day of May, 2015.

ANITA CALLAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES March 7, 2017

Notary Public

My commission expires: 3-7-17

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~ *** **Susan Myers Bell**

On this ~~the~~ 12th day of May, 2015, before me a Notary Public in and for ~~the~~ State and County, duly commissioned and qualified, personally ~~appeared~~ *, with whom I ~~am~~ personally acquainted (or who proved ~~to~~ me on the basis of satisfactory evidence) ~~to~~ be the person ~~described~~ in and who executed the foregoing instrument, and ~~acknowledged~~ that ~~she~~ executed the same as her free act and deed.**

Witness my hand and ~~Notary~~ seal at office on this ~~the~~ 12th day of May, 2015.

My commission expires: 1/9/2018

Notary Public (Deanie L.) Gregory)

(SEE ATTACHED CORPORATE NOTARY ACKNOWLEDGEMENT FOR MYERS PLUMBING, INC.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Myers Bell**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of **Myers Plumbing, Inc.** , the within named bargainor, a Corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by herself as such President.

Witness my hand and seal, this the 12th day of May, 2015.

My commission expires: 1/9/2018

Diane L. Gregory
Notary Public

